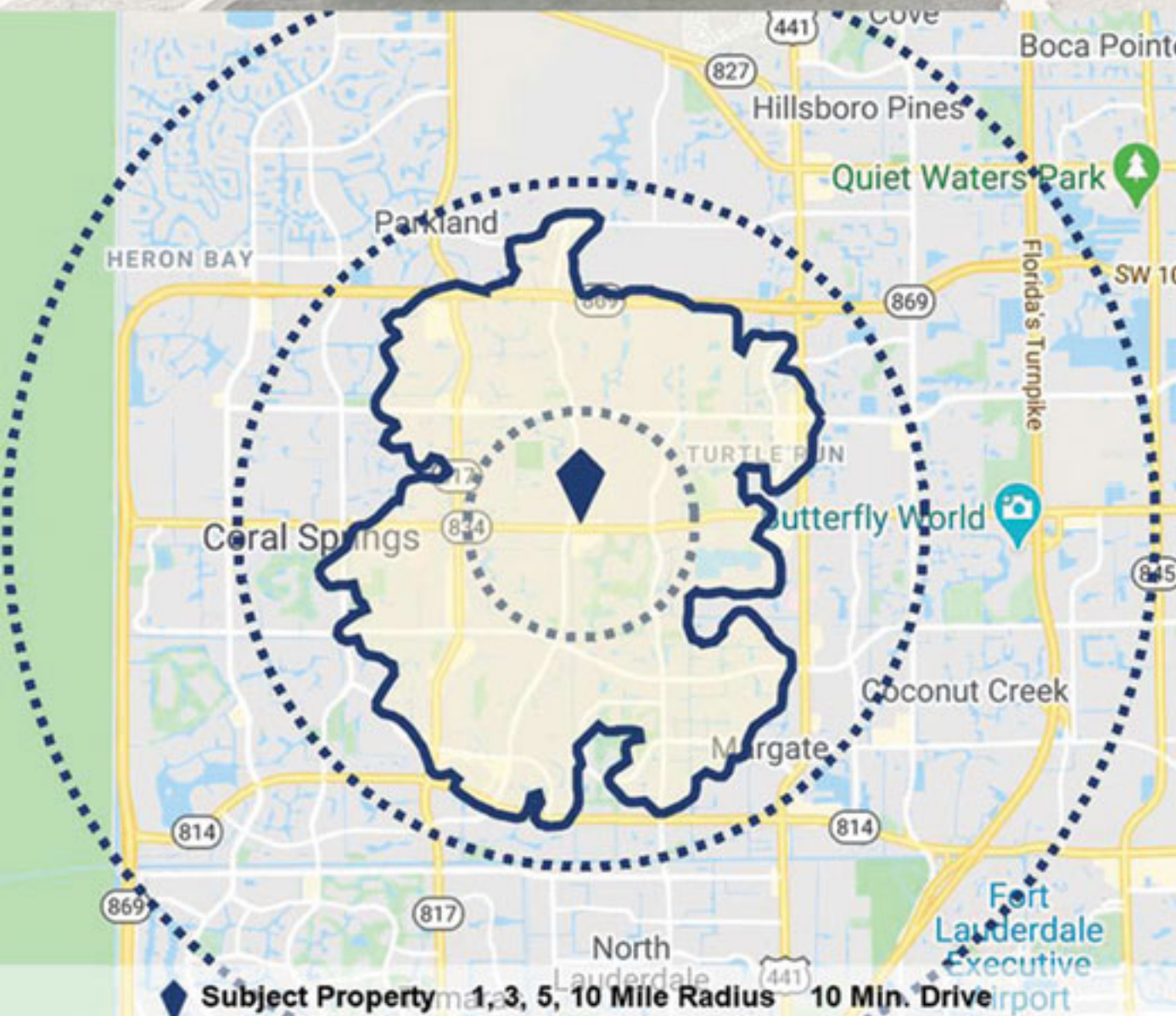


8031 - 8071 W SAMPLE ROAD, CORAL SPRINGS



FOR LEASE SUITE 8035 - 1,740 SQFT



	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Driving
Population	29,565	160,615	386,115	1,098,269	94,569
5 Yr Growth	5.5%	4.7%	5.0%	4.6%	5.1%
Median Age	37	39	39	42	39
5 Yr Forecast	38	40	40	43	40
Employment	3,811	62,572	128,839	504,263	51,235
Buying Power	\$610.9M	\$3.7B	\$9B	\$24.6B	\$2.2B
5 Yr Growth	6.6%	5.9%	6.6%	5.9%	6.2%
Household					
Households	11,141	59,689	143,142	438,734	352,000
5 Yr Growth	5.4%	4.5%	4.8%	4.3%	5.0%
Median Household Income	\$54,834	\$62,469	\$62,889	\$55,999	\$62,319
5 Yr Forecast	\$55,446	\$63,317	\$64,018	\$56,898	\$63,053
Housing					
Median Home Value	\$277,857	\$300,983	\$274,392	\$258,679	\$298,655
Owner / Renter Occupied	60% / 40%	69% / 31%	70% / 30%	68% / 32%	69% / 31%



MODERN BUILDING

NEW AWNINGS

LARGE TENANT SIGNAGE

SAMPLE FRONTAGE

47,000+ DAILY TRAFFIC

FLEXIBLE TERMS

JASON CHAMELY
954.857.1884
J.CHAMELY@BOXREALESTATE.NET

